BOX 13
# 10926

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Celista L Hammond | First Magnus Financial Corp. | 149-5A-130 |
| (NAME) | (NAME) | |
| 130 Pepper Ridge Circle | 6500 Glenridge Park Place Ste 12 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Lousville, KY 40222 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jackie McCormack F.K.A. Jackie M Gafford, and husband Richard McCormack, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Celista L Hammond, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 130, Pepper Ridge Condominium, Phase IV, located on Una Antioch Pike, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase IV, recorded in Plat Book 7900, Page 257, said Register's Office, and described in a Master Deed recorded in Book 7466, Page 248, as amended in Book 8297, Page 251, and Book 8672, Page 17, re-recorded in Book 8856, Page 867, and further amended in Book 9155, Page 806, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pepper Ridge Condominiums, contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7466, Page 248, as amended in Book 8297, Page 251, Book 8672, Page 17, re-recorded in Book 8856, Page 867, and further amended in Book 9155, Page 806, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jackie M. Gafford now known as Jackie McCormack, by deed of record in Instrument No. 200004180038575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Richard McCormack joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

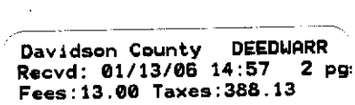
unimproved ☐

This is improved ☒ property, known as 130 Pepper Ridge Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/13/06 14:57 2 pg
Fees:13.00 Taxes:388.13



20060113-0005646

Witness our hand this 5th day of January, 2006.

Jackie McCormack
~~Jackie McCormick~~

Richard McCormack
~~Richard McCormick~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RICHARD MCCORMACK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie McCormick and Richard McCormick with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2006.

Commission expires:

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State of TENNESSEE Davidson County

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COUNTY OF DAVIDSON

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